

## **ARENA ADVISORY MEETING MINUTES**

Friday, October 29, 2010

Everett Arena 8:00 AM

**Present:** Chairman Nick Wallner, David Palisi, Bob Lachapelle, Tom Ackerson, Mike Gfroerer, Councilor Mark Coen, Arena & Properties Manager Jeff Bardwell  
**Excused:** Councilor Dick Patten; Gerry Blanchette

Meeting called to order at 8:00 AM

### **Snack Bar**

The arena snack bar went out to bid in August and the city had no bidders for the operation. Jeff Bardwell had discussions with Concord Youth Hockey Association (CYHA) in taking over the operation and creating a public/private partnership that would benefit both the arena and CYHA. CYHA approved at its October 12, 2010 board meeting to take on the operation of the snack bar if the city agrees to credit the purchase of major equipment up to 7,500 dollars.

Mark Coen questioned why there were no bidders for the snack bar and that there must be something in the bid documents that is a deal breaker for no one to put in a bid. Mike Gfroerer concurred that there must be something in the bid document that is keeping people from bidding. Nick Wallner suggested we put on next meeting's agenda to discuss the bid document.

Dave Palisi had a question as to staffing and will CYHA be able to cover shows that are outside the ice season. Bob Lachapelle indicated that CYHA has enough volunteers and that if needed they would have to pay someone to cover events. Dave Palisi questioned if youth hockey could make enough money at the operation to make it worth their while. Bob Lachapelle said that youth hockey looked at the numbers and feel it is a worth while endeavor.

Jeff Bardwell outlined the terms of the agreement which would include the following:

- The City agrees to credit the equipment purchase up to 7,500 this year.
- The City of Concord will be the owner once the credit amount has been reached.
- CYHA will produce a receipt for equipment acquired
- All equipment must meet City of Concord's code requirements.
- Equipment repairs are the responsibility of CYHA during the course of the agreement.
- Rent will be 11,800 for the year, prorated from the start date of the agreement.
- Agreement will run through June 30<sup>th</sup> of each year. CYHA will notify the City after its April board meeting, no later than May 1<sup>st</sup> of each year, its intent to renew the agreement for the following year.
- A 3% increase in rent amount will be factored in each year.

Mike Gfroerer made a motion to approve the City of Concord entering into an agreement with Concord Youth Hockey Association as outlined above to operate the arena snack bar, Dave Palisi seconded the motion, there was no further discussion, motion passed unanimously.

### **Floor Replacement**

Jeff Bardwell updated the committee on a draft construction schedule for the rink replacement project scheduled for next summer. The project, if started after the last show in June would be completed in mid August and not impact any shows currently scheduled barring any unforeseen circumstances. Mark Coen asked the age of the existing floor, Jeff Bardwell explained that the existing floor is the original and is 45 years old. Discussion took place as to the floors age and the typical life span is approximately twenty years. Cost of the new floor is approximately 500,000 dollars and staff is in the process of putting together bid documents.

### **Space Needs**

There was no discussion on this item.

Nick Wallner made a motion to adjourn,

Meeting adjourned 9:00 AM

Respectfully Submitted

Jeffrey R. Bardwell  
Arena & Properties Manager